

# Highland Park Open Space Analysis: Ford Site Suitability Study



Prepared by City of Saint Paul Parks and Recreation

# OUTLINE

- Background
  - Citywide Facilities
  - System Strengths and Needs
  - Highland Park Strengths and Needs
- Recommendations
- Scenario Analysis
- Funding Possibilities

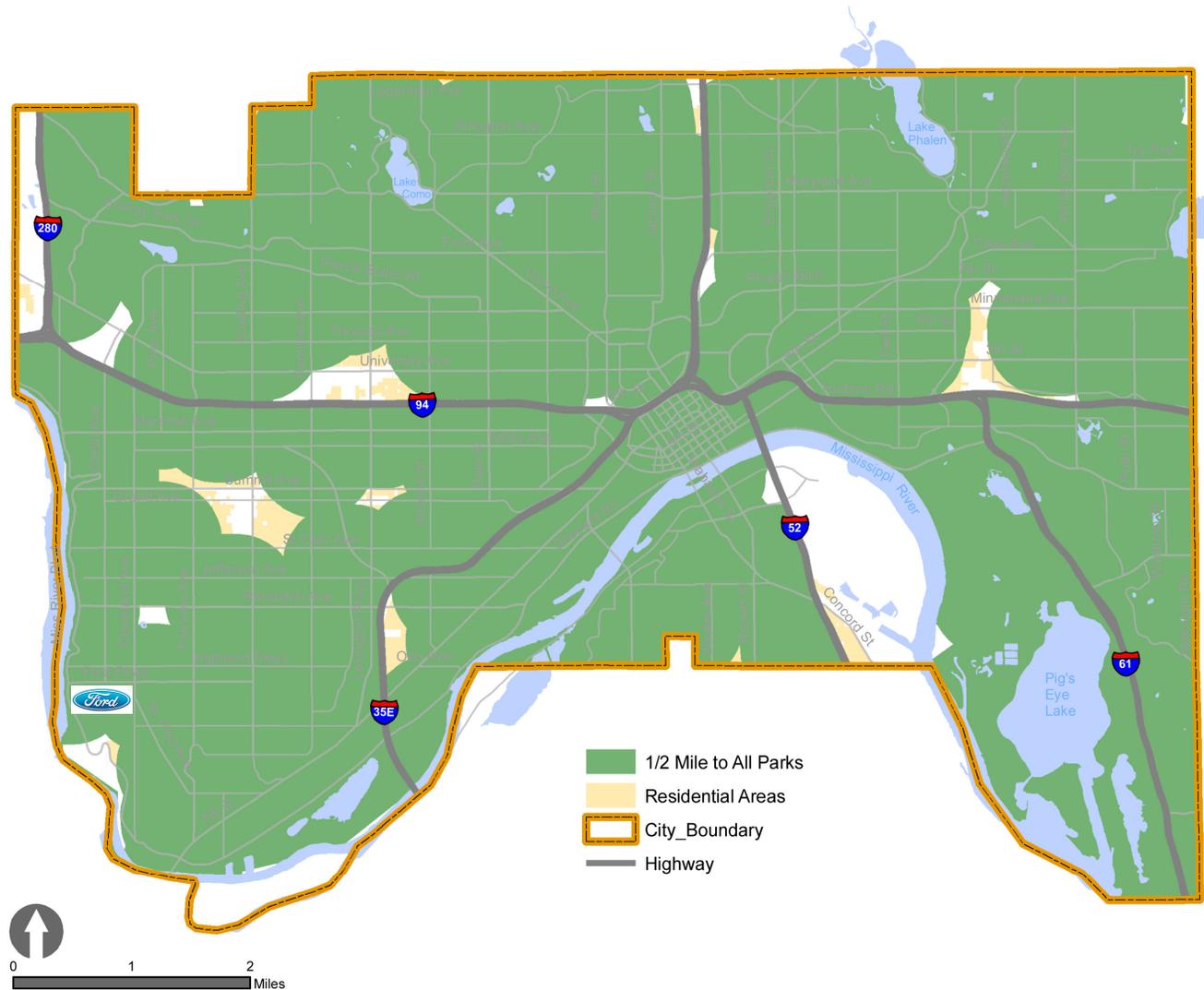


# PARKS AND RECREATION TODAY



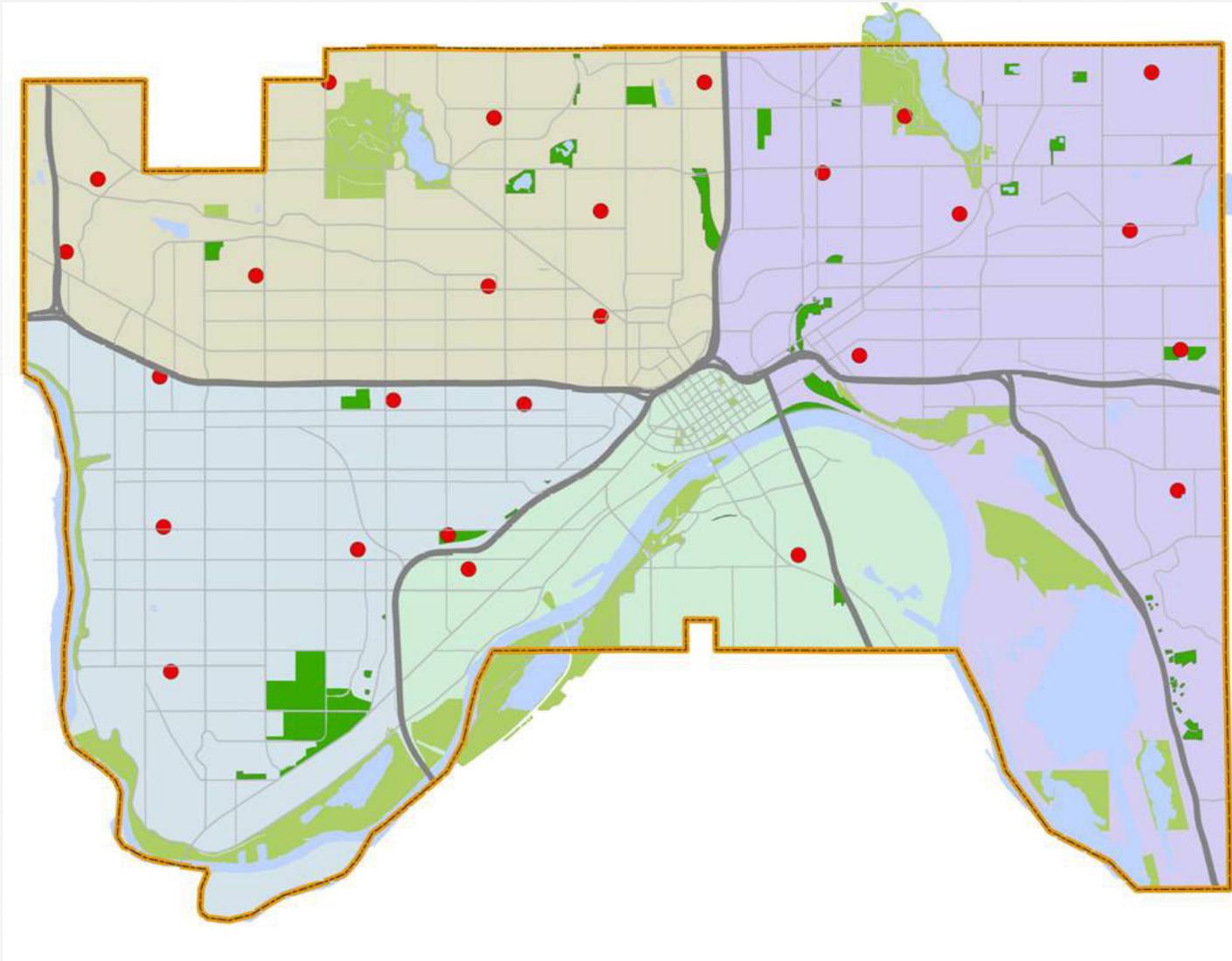
# SYSTEM STRENGTHS

- Excellent park coverage
- Wide range of facilities and types



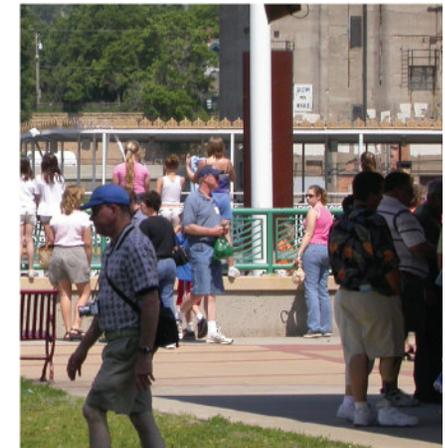
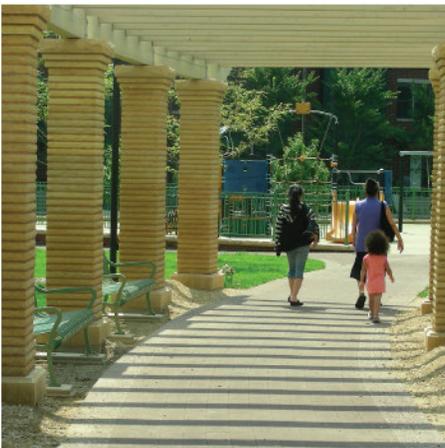
## SYSTEM STRENGTHS

- large numbers of recreation centers



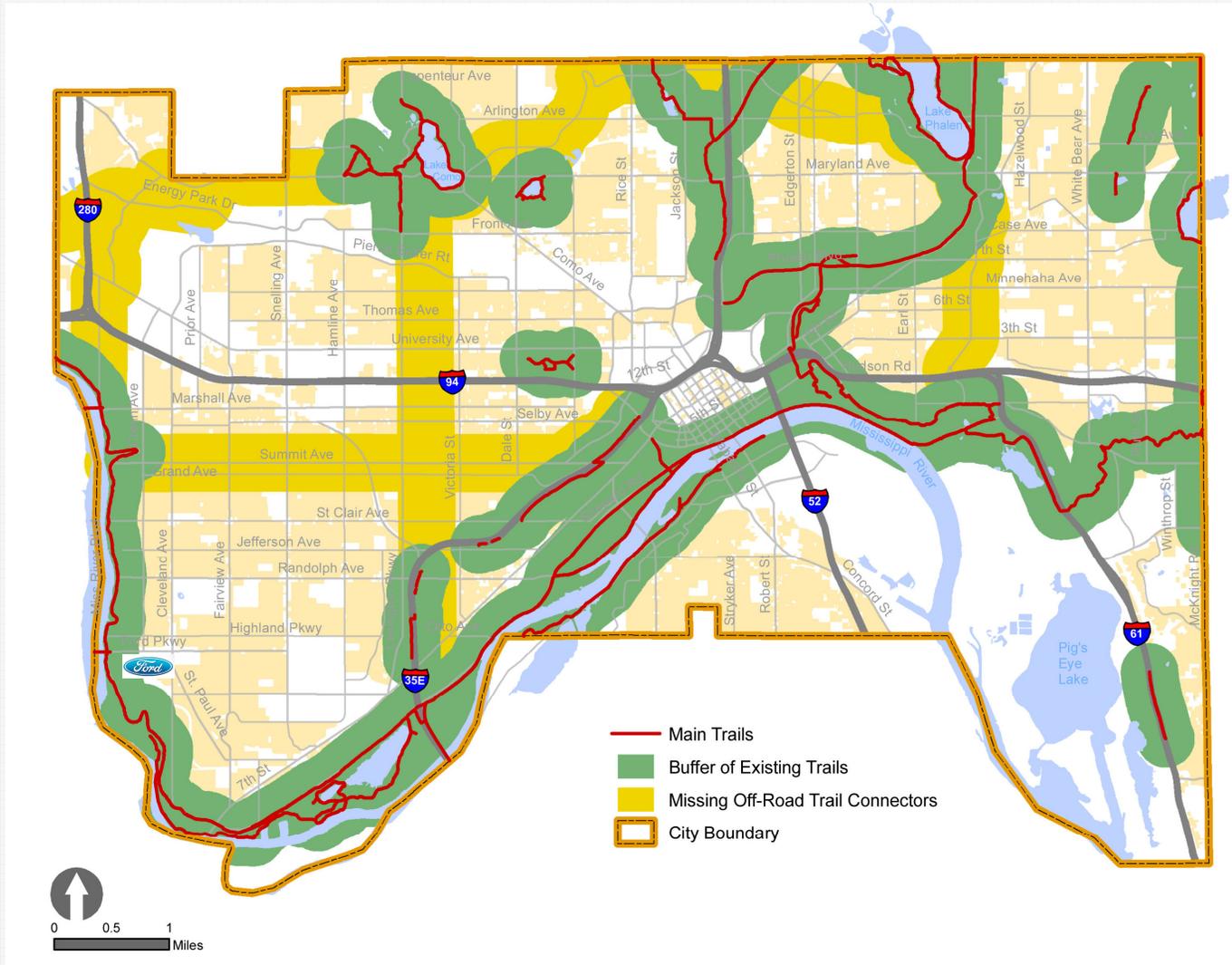
# SYSTEM STRENGTHS

- many cultural and recreational events



# SYSTEM NEEDS

-enhanced connectivity and linear recreation



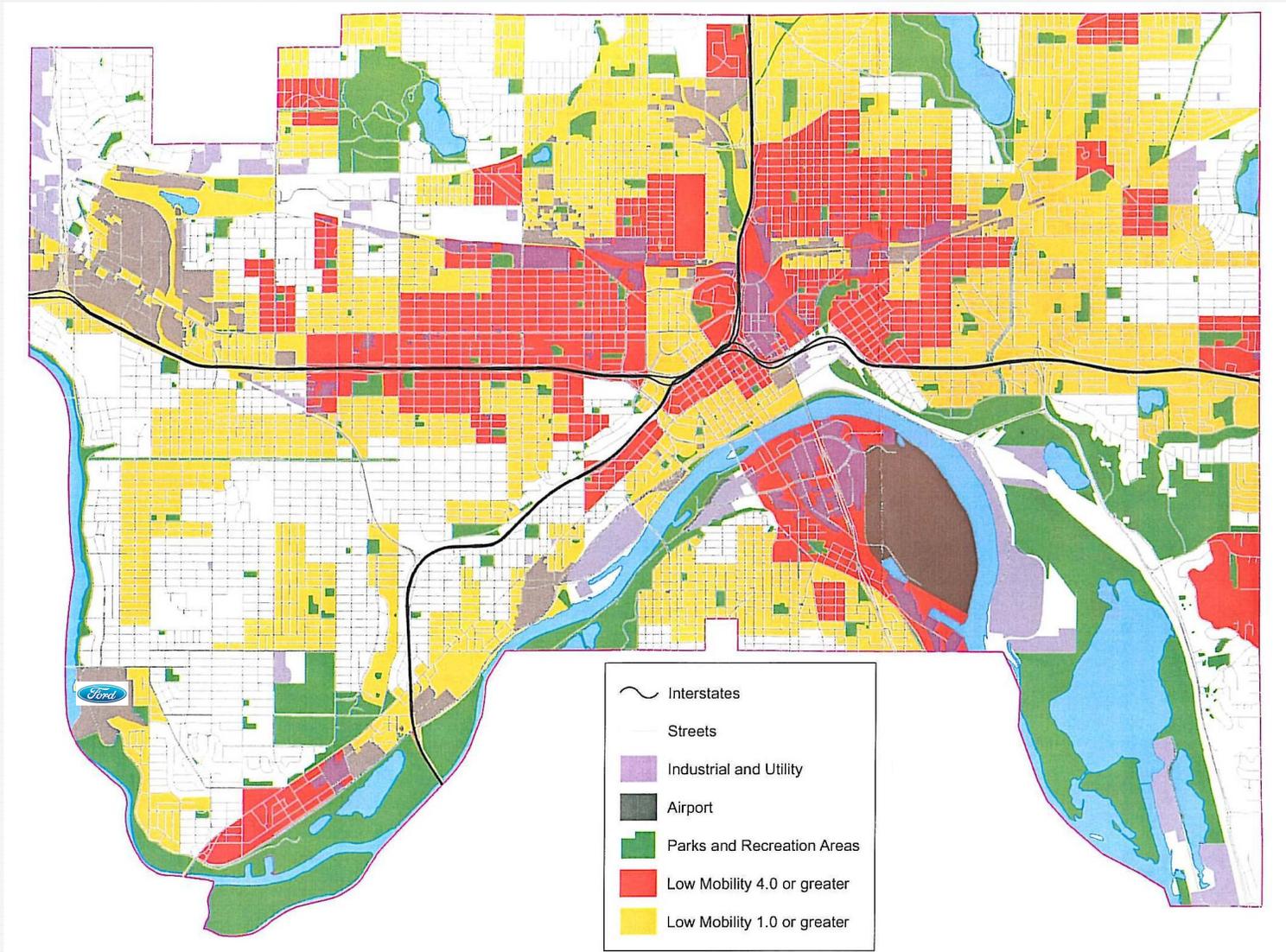
# SYSTEM NEEDS

- revitalization



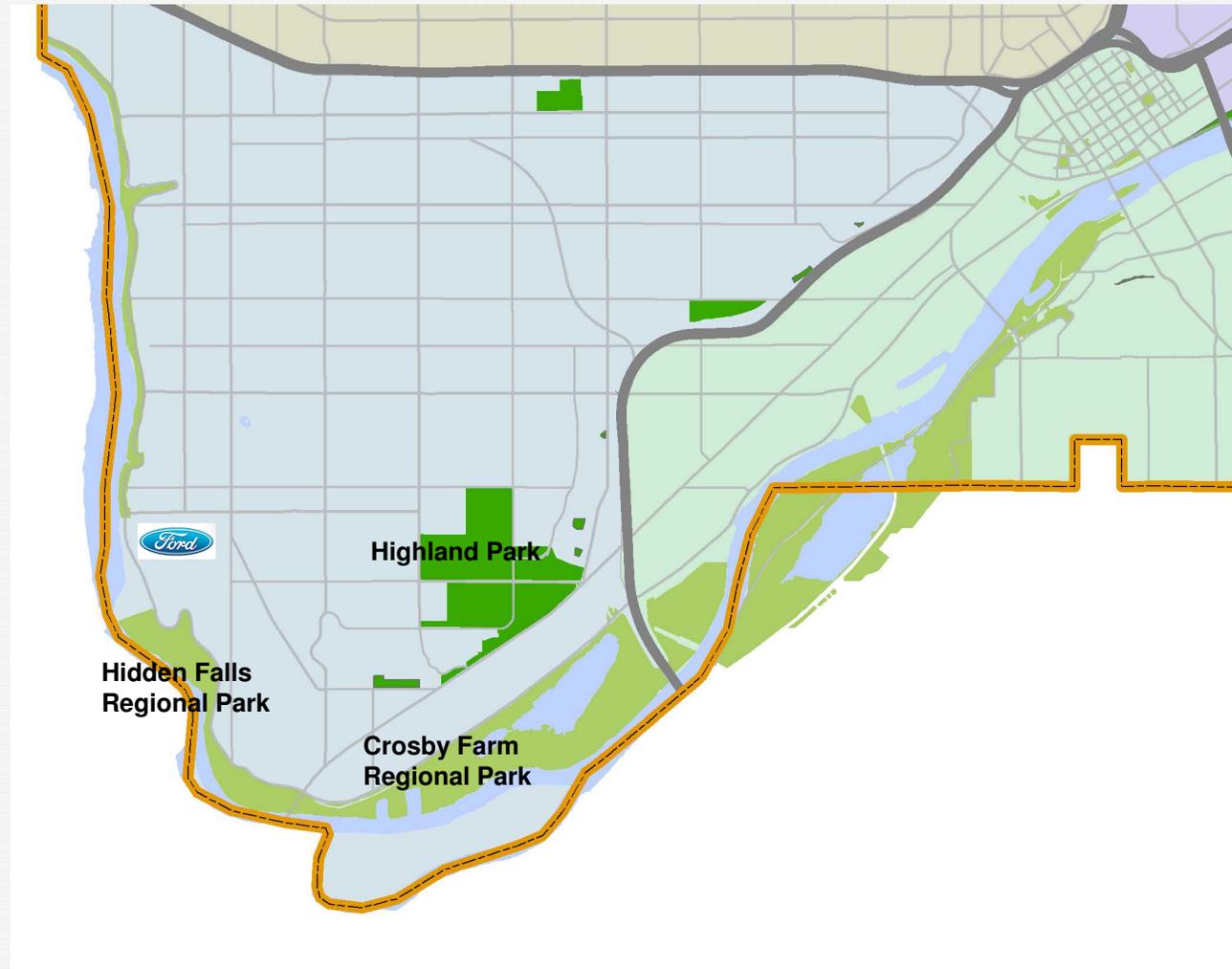
## ACCESS TO PARKS

The majority of residents in Highland Park are of high mobility. The areas closer to the Ford Plant and along West 7<sup>th</sup> (in red) have lower mobility which increases the need for closer proximity to parks within these areas.



## HIGHLAND STRENGTHS

- Regional and Community Parks

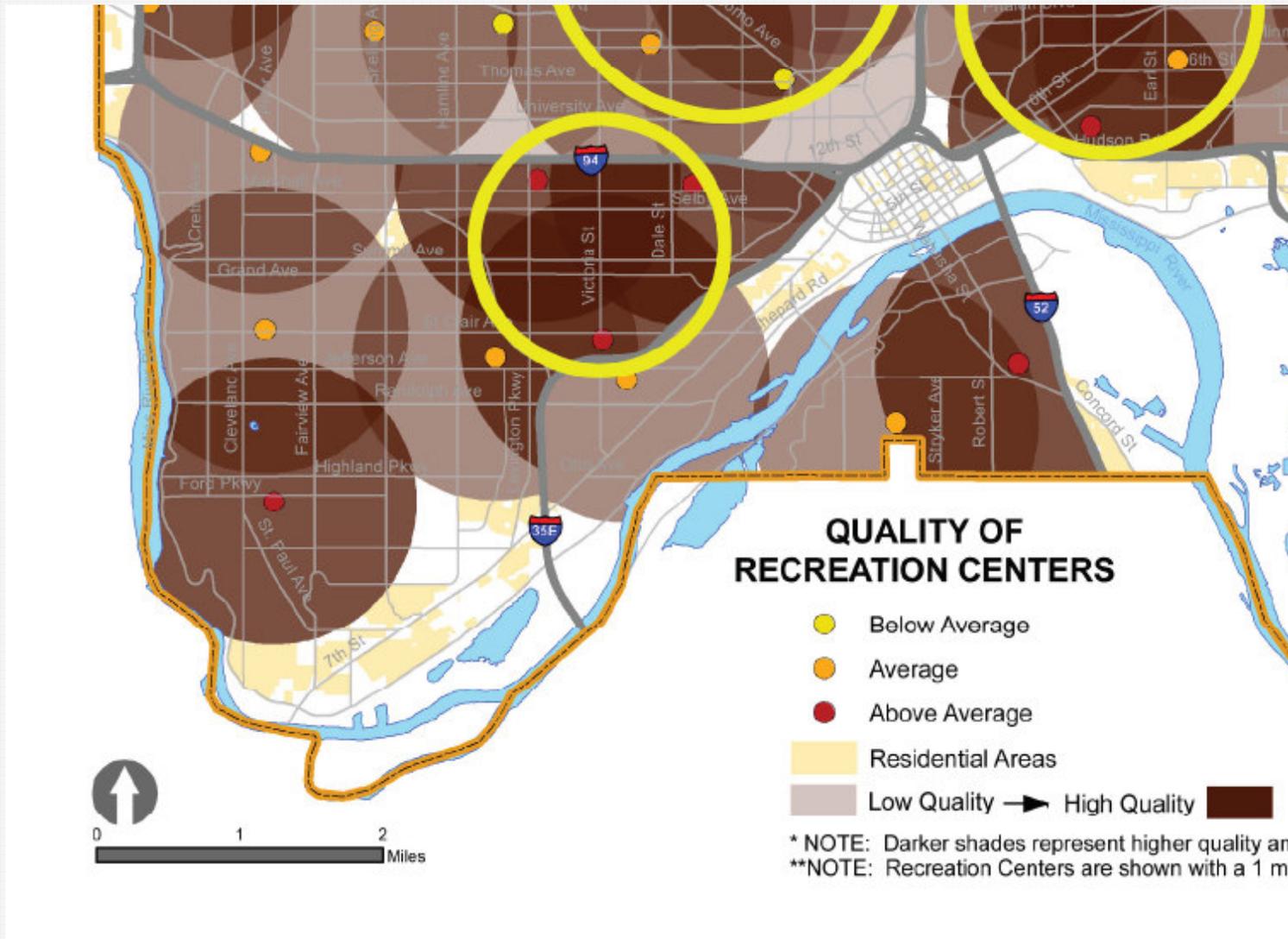


Map Generated via Parks and Recreation Information System

\*Does not reflect quality of facilities.

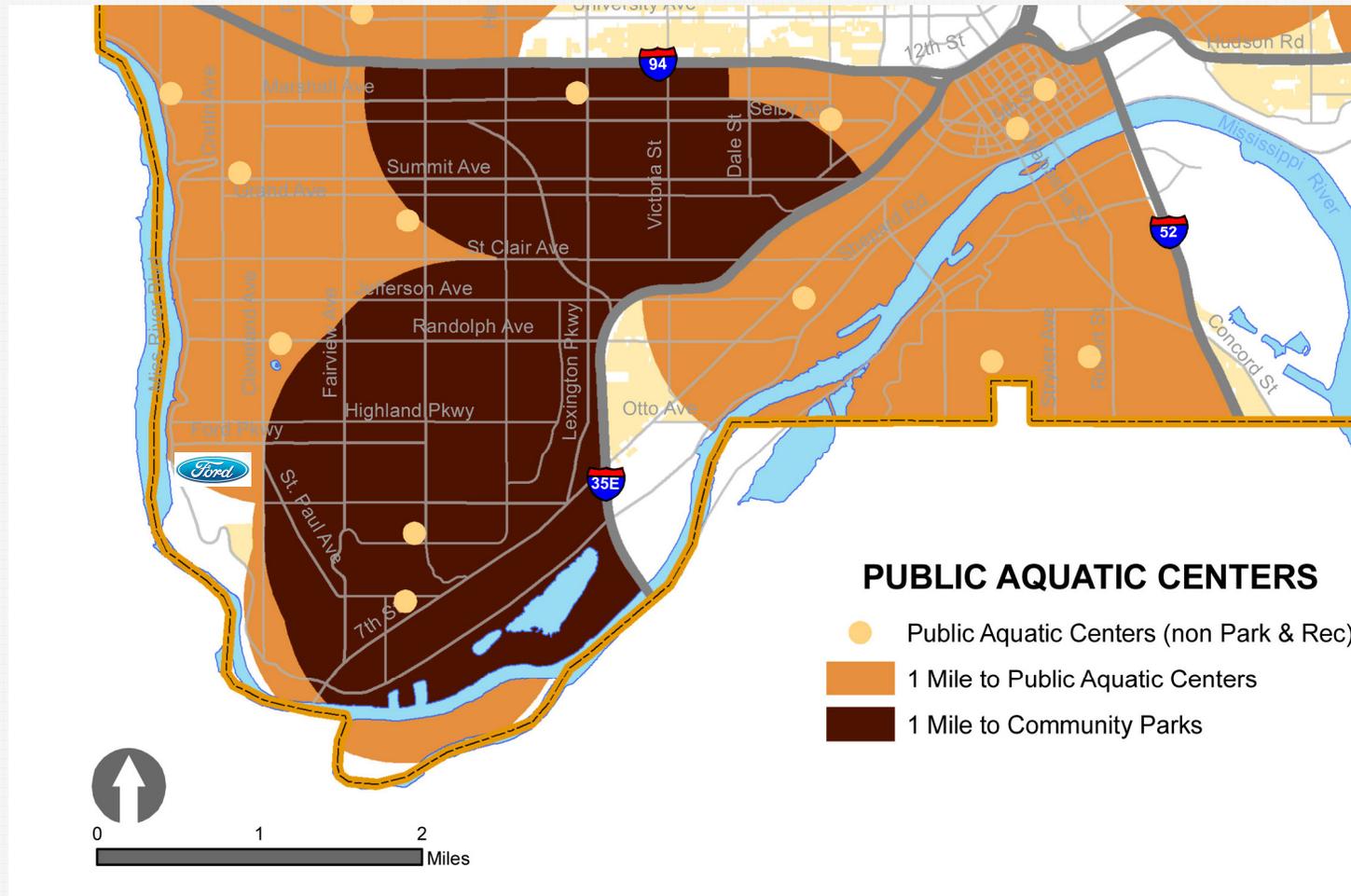
# HIGHLAND STRENGTHS

- Hillcrest Recreation Center



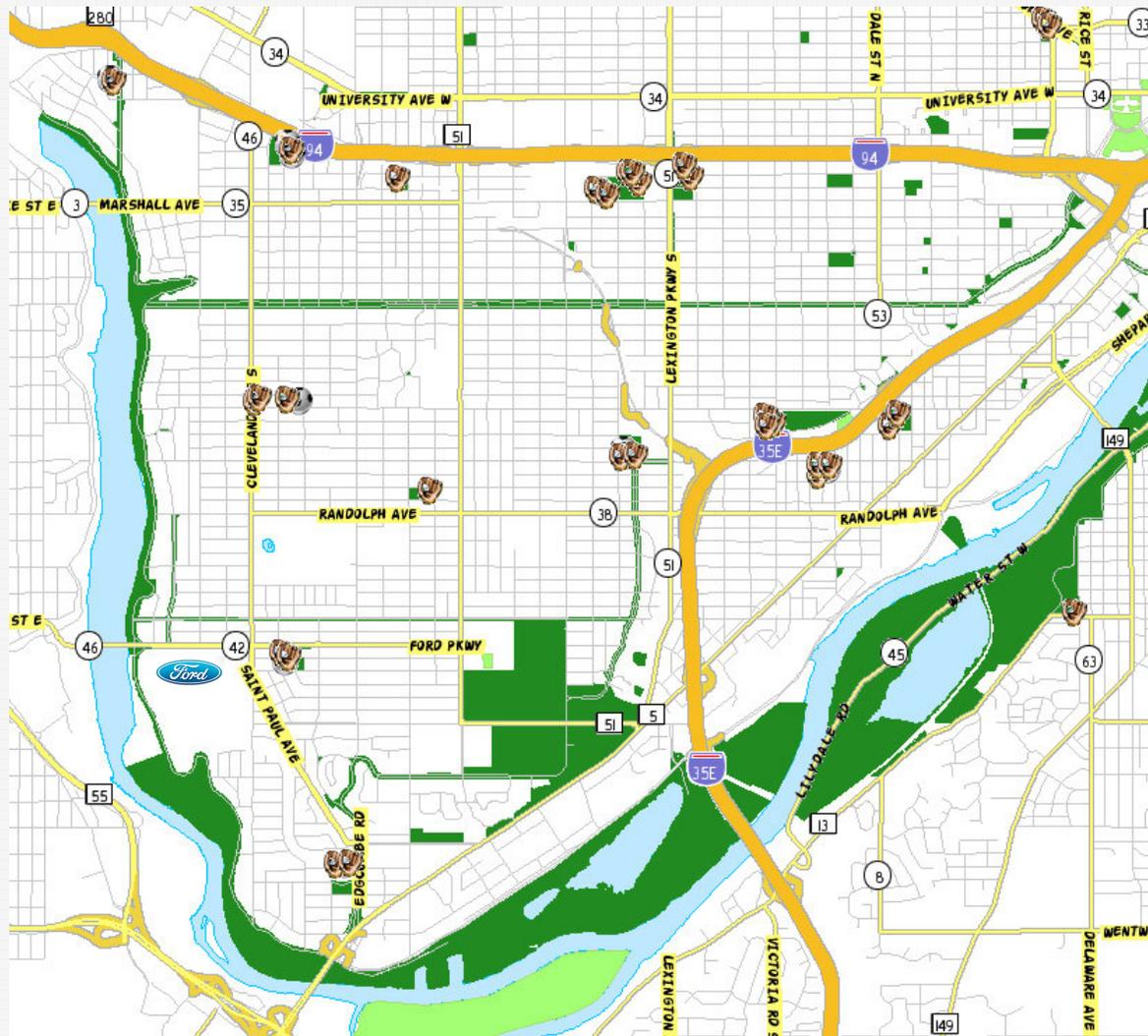
# HIGHLAND STRENGTHS

- Aquatic facilities



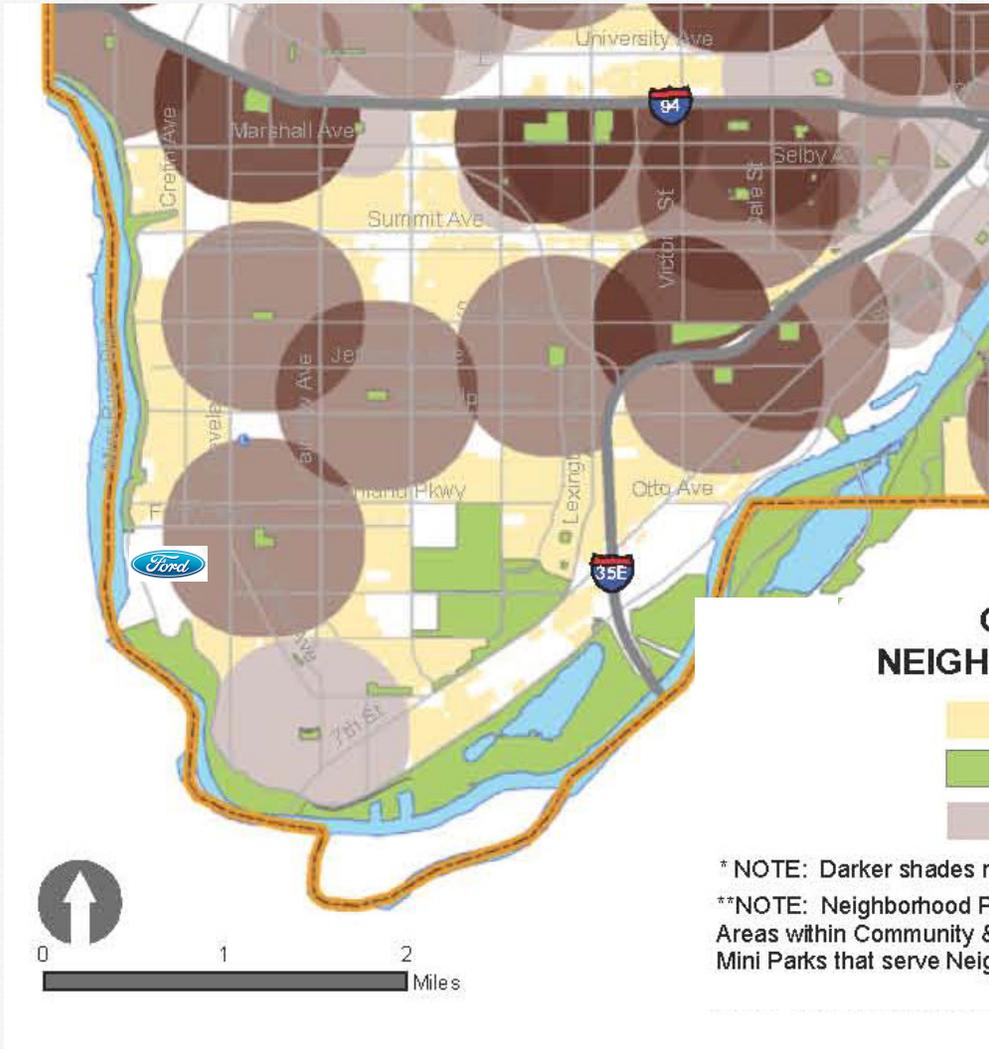
# HIGHLAND NEEDS

- Multi field sport facilities



# HIGHLAND NEEDS

- High quality neighborhood parks



## QUALITY OF NEIGHBORHOOD PARKS

- Residential Areas
- Parks
- Low Quality → High Quality

\* NOTE: Darker shades represent higher quality and overlapping service areas

\*\*NOTE: Neighborhood Parks were buffered 1/2 Mile

Areas within Community & Regional Parks that serve Neighborhood Park needs were buffered 1/2 m

Mini Parks that serve Neighborhood Park needs were buffered 1/4 mile

# GREAT RIVER PARK MASTER PLAN



## OUR VISION

**The City's Vision is to be the Most Livable City in America.** Parks and recreation play a key role in livability and can help ensure a bright future for the City, our region, and the State. If we are to create a City and environment for our children that is even greater than the one we love today, wise investing in our future is not a luxury, but an imperative.

### OUR GOALS

Helping make Saint Paul the most Livable City in America by facilitating the creation of ...



**Active Lifestyles**



**Vibrant Places**



**A Vital Environment**

through parks and recreation that...



**Responds Creatively to Change**



**Innovates with Every Decision**



**Connects the Entire City**

## RESPOND CREATIVELY TO CHANGE

**Highland Park is currently underserved by active recreation facilities including:**



### **Neighborhood Parks** (2-15 Acres)

Provides for recreation close to home. Developed primarily for active recreation such as field games, court games, play equipment, and skating.

Example: Mattocks Park = 4 Acres

### **Active Lifestyle Center**

Provides a wide range of indoor recreation and community opportunities such as gyms, fitness, walking/running, meeting rooms, etc. Likely to include other shared uses where feasible.

Located at hubs of community activity.



### **Sports Complexes** (10-12 Acres)

Adult size ball fields in groups of 4

Soccer fields (2-3)

Example: McMurray soccer fields = 17 acres

Buffer from residential area due to high use, noise and lighting

### **Adventure Sport Facility** (2-5 Acres)

BMX or Skatepark

Buffer from residential area



### **Off-Leash Dog Area** (2-5 Acres)

## DESIGN RECOMMENDATIONS



### **Provide connections to the river**

- all scenarios should create a connection to Hidden Falls Regional Park



### **Promote active lifestyles**



### **Exemplify environmental leadership**

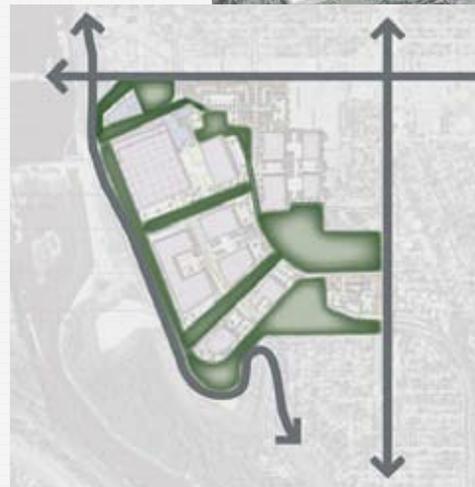
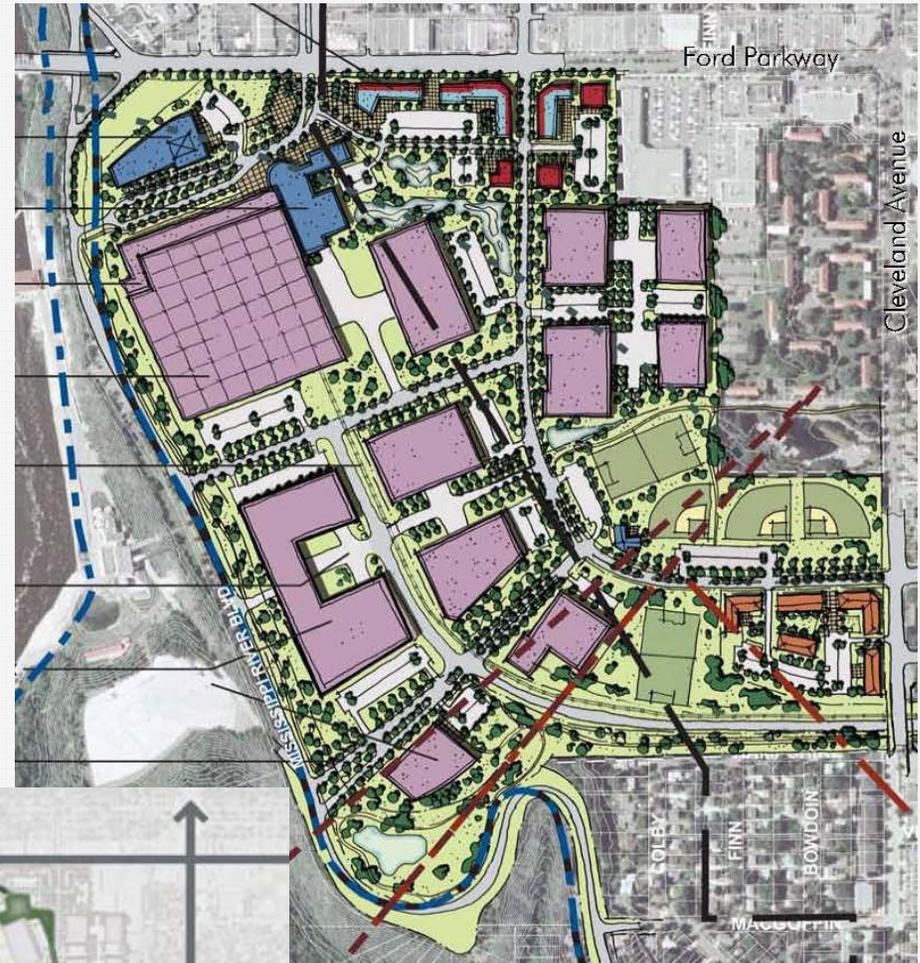
## Scenario 1: AUAR Baseline

10 acres active open space  
21 acres passive open space  
168 low density multi-family units = 302 population increase\*

Due to predominate industrial use, this scenario is suitable for the following active recreation:

- **Sports Complex**
  - Active open space would need to be consolidated into contiguous parcel
- **Adventure Sport Facility**
- **Off-leash Dog Park**

\*Population increase in each scenario calculated using ULI formula Single Family = 2.8 people, Multi-Family Units = 1.8 people.

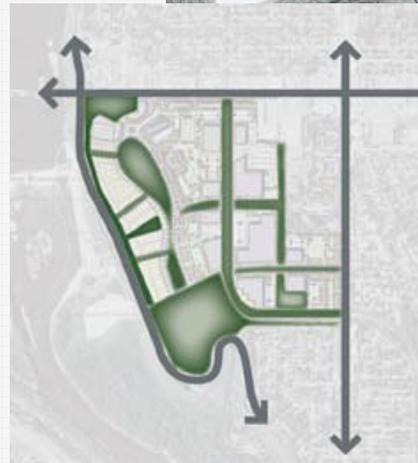


## Scenario 2: Mixed used- Light Industrial/Flex Tech

10 acres active open space  
22 acres passive open space  
87 single family + 537 multi-family residential units =  
1201 population increase

With the mix of housing and industrial/office, this scenario is suitable for the following:

- Neighborhood Park
- Sports Complex
- Active Lifestyle Center
- Off leash dog park

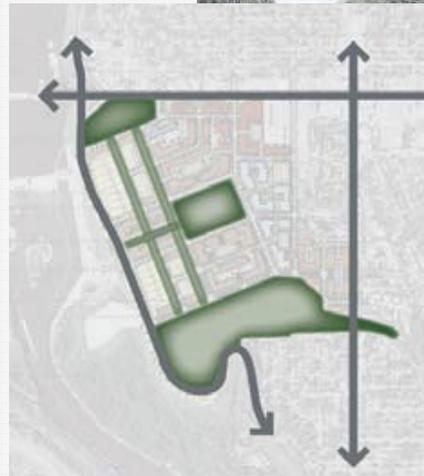


## Scenario 3: Mixed used- Office Institutional

14.4 acres active open space  
30.2 acres passive open space  
44 single family + 1201 multi-family residential  
units = 2,285 population increase

With the mix of housing and office,  
this scenario is suitable for the  
following:

- Neighborhood Park
- Multi-field sport complex
- Active Lifestyle Center

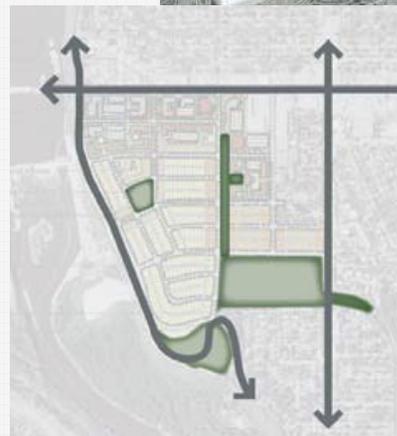
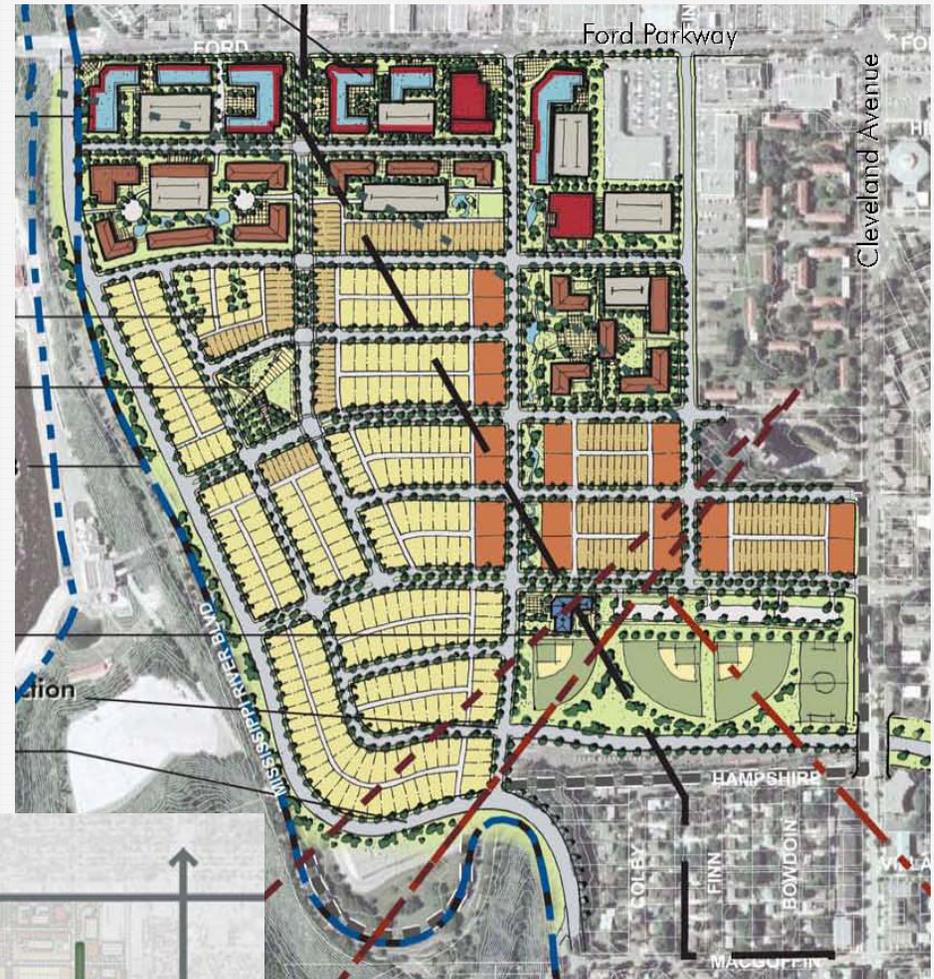


## Scenario 4: Mixed used- Urban Village

15 acres active open space  
11 acres passive open space  
242 single family + 686 multi-family residential units =  
1,913 population increase

With the mix of housing and office,  
this scenario is suitable for the  
following:

- Neighborhood Park
- Multi-field sport complex
- Active Lifestyle Center



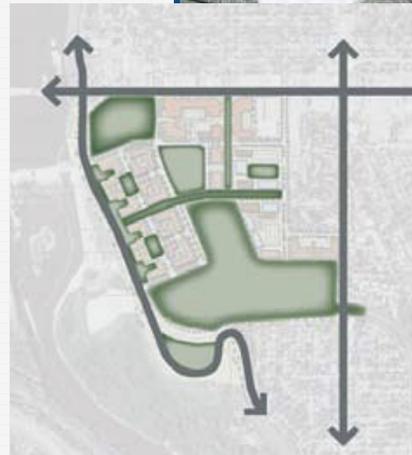
## Scenario 5: Mixed used-Density Urban Transit Village

13.4 acres active open space  
52.8 acres passive open space  
1,350 multi-family residential units = 2,430 population increase

With the mix of housing and office, this scenario is suitable for the following:

- Neighborhood Park
- Multi-field sport complex
- Active Lifestyle Center
- Off leash dog park

Smaller “common areas” more suitable to be controlled by a Home Owners Association.



## FUNDING SOURCES



- Federal
  - EPA
    - Brownfield Cleanup
  - Livable Communities
    - Transit oriented
  - TEA-21: transportation related
    - Trails



- State
  - DNR
    - Local Trail Connections
    - Regional Trail Legacy Funds (expand MRB and create connections)
    - Park Legacy Funds (if a portion were to be annexed to Hidden Falls Regional Park)
  - BWSR Clean Water Fund
    - Reduce and retain stormwater runoff on site



- Local
  - Capital Funding
  - Parkland Dedication
  - Tax Increment Financing